

## Rezoning Information Package

**File Number:** 3360-20/20190064

**Subject:** Central Cariboo Area Rural Land Use Amendment Bylaw No. 5256, 2020

**Electoral Area:** F

**Date of Referral:** January 27, 2020

**Date of Application:** December 11, 2019

**Property Owner's Name(s):** Craig and Ingrid Ritson

**Applicant's Name:** Craig and Ingrid Ritson

### SECTION 1: Property Summary

**Legal Description(s):** District Lot 11491, Cariboo District

**Area of Application:** 17.56 ha (43.4 ac)

**Location:** 5082 S Likely Road

**Current Designation:**

Not in Official Community Plan Area

**Min. Lot Size Permitted:**

N/A

**Proposed Designation:**

Not in Official Community Plan Area

**Min. Lot Size Permitted:**

N/A

**Current Zoning:**

Rural 1 (RR 1)

**Min. Lot Size Permitted:**

4 ha (9.88 ac)

**Proposed Zoning:**

Rural 1 (RR 1)

**Min. Lot Size Permitted:**

4 ha (9.88 ac)

Rural 2 (RR 2)

2 ha (4.94 ac)

Special Exception Rural 3 (RR 3-6)

1 ha (2.47 ac)

Special Exception Lakeshore Residential 2 (RL 2-1)

0.9 ha (2.22 ac)

Special Exception Lakeshore Residential 2 (RL 2-2)

1 ha (2.47 ac)

**Proposed Use:** To subdivide property into 5 Lakeside properties including Special Exception Lakeshore Residential 2-1 and 2-2 parcels, a Special Exception Rural 3 agricultural parcel, a Rural 2 acreage containing the existing house, and a remaining Rural 1 property.

**No. and size of Proposed Lots:** 7 lots (0.92 ha (2.27 ac) – 9.16 ha (22.64 ac))

**Name and type of existing road system:** S Likely Road (Rd)

**Services Available:** Hydro, Telephone, Sewage Disposal System, Lake Water Withdrawal.

**Within the influence of a Controlled Access Highway:** No

**Within the confines of the Agricultural Land Reserve:** No

**Required to comply with the Shoreland Management Policy or Development Permit Areas:**

Yes

**Name of Lake/Contributing River and Lake Classification:** Quesnel Lake, Quesnel River; High Water Sensitivity

**Adjoining Properties:** (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
North	(a) 000 Single Family Dwelling	0.61 ha (1.53 ac)
	062 2 Acres or More (Seasonal Dwelling)	0.88 ha (2.18 ac)-0.91 ha (2.26 ac)
	070 2 Acres or More (Outbuilding)	0.90 ha (2.23 ac)
South	(b) 061 2 Acres or More (Vacant)	26.22 ha (64.8 ac)
East	(c) 000 Single Family Dwelling	0.4 ha (0.98 ac)
	038 Manufactured Home (Not in Manufactured Home Park)	0.41 ha (1.02 ac)
	062 2 Acres or More (Seasonal Dwelling)	8.9 ha (22 ac)
West	(d) Crown Land	Unsurveyed

## SECTION 2: Planning Report

### Background:

It is proposed to rezone a 17.56 ha (43.4 ac) rural residential property to subdivide into seven separate residential lots and make more use of lake frontage. The subject property is currently zoned as Rural 1 (RR 1) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999.

The proposed lot sizes do not comply with the permitted lot size provisions under the current zoning of RR 1. Therefore, the applicants have requested to rezone the subject property from Rural 1 (RR 1) zone to Rural 1 (RR 1), Rural 2 (RR 2), Special Exception Rural 3 (RR 3-6), Special Exception Lakeshore Residential 2 (RL 2-1) and Special Exception Lakeshore Residential 2 (RL 2-2) zones. The proposal includes two 0.92 ha (2.27 ac) RL 2-1 lots, two 1.03 ha (2.55 ac) and 1.09 ha (2.69 ac) RL 2-2 lots, one 1.12 ha (2.77 ac) RR 3-6 lot, one separate 2.2 ha (5.44 ac) RR 2 lot with the existing dwelling on it and the remaining 9.16 ha (22.64 ac) RR 1 lot as shown in Appendix C.

Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999 is amended by including the following sections:

- 8.10.3.1 Special Exception RL 2-1 Zone (3360-20/20190064)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RL 2-1:
- i) Lot Area (minimum) = 0.9 hectare (2.22 acres)

All other provisions of the RL 2 zone shall apply.

8.10.3.2 Special Exception RL 2-2 Zone (3360-20/20190064)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RL 2-2:

- ii) Lot Area (minimum) = 1.0 hectare (2.47 acres)

All other provisions of the RL 2 zone shall apply.

8.13.3.6 Special Exception RR 3-6 Zone (3360-20/20190064)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-6:

- iii) Lot Area (minimum) = 1.0 hectare (2.47 acres)

All other provisions of the RR 3 zone shall apply.

Further, there is an ongoing proposed subdivision application with the Ministry of Transportation and Infrastructure associated with this rezoning that is currently being reviewed under the MOTI file #2020-00133.

Location & Surroundings:

The subject property is located on Likely Road with adjacent Quesnel Lake/River situated east of the property as shown in Appendix B. The proposed lakefront lots have water available from the Quesnel Lake/River, while there is an easement for a waterline to the proposed RR 3 lot from the lake.

Currently, there are two shops, one single-family dwelling, one hayshed and a corral existing on-site with dense tree coverage on the remainder of the property. It is surrounded by single-family dwellings to the north, a large vacant residential lot to the south and unsurveyed crown land to the west of the subject property.

CRD Regulations and Policies:

*3503- Central Cariboo Area Rural Land Use Bylaw, 1999*

**8.11 RURAL 1 (RR 1) ZONE**

8.11.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 4 hectares (9.88 acres)

**8.12 RURAL 2 (RR 2) ZONE**

8.12.2 ZONE PROVISIONS

- (a) LOT AREA (minimum) = 2 hectares (4.94 acres)

Rationale for Recommendations:

The applicant states that there is an increase in demand for accessible lakefront lots on Quesnel lake. The proposal supports community development by providing accessible and adequately sized lakefront lots with easily available services. Being surrounded by similar land uses and lot sizes, the intended zoning amendment does not affect the residential character of the neighborhood.

Based on current best practice, Interior Health Authority (IHA) encourages a minimum of 1-hectare (2.47 acres) parcel size to ensure sustainable onsite water and sewer services. The requested lot sizes almost align with the recommended 1-hectare (2.47 acres) parcel size. Further, the proposed Special Exception RL 2 lots comply with the minimum water frontage of 45.5 metres (149.3 feet). Therefore, planning staff recommends approval of this application.

The applicants must comply with the CRD Shoreland Management Policy with respect to sewage disposal and riparian protection due to the presence of highly sensitive Quesnel Lake/River adjacent to the subject property. This will further ensure the ability of the proposed new lots to accommodate sustainable sewerage disposal fields.

**Recommendation:**

1. That the Central Cariboo Area Rural Land Use Amendment Bylaw No. 5256, 2020 to rezone District Lot 11491, Cariboo District from Rural 1 (RR 1) zone to Rural 1 (RR 1), Rural 2 (RR 2), Special Exception Rural 3 (RR 3-6), Special Exception Lakeshore Residential 2 (RL 2-1) and Special Exception Lakeshore Residential 2 (RL 2-2) zones be approved, subject to the following condition:

The applicants offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.

Further, that the cost of registration of the Shoreland Management Policy covenant be borne by the applicants.

**SECTION 3: Referral Comments**

**Health Authority:** - February 7, 2020

See attached.

**Ministry of Transportation and Infrastructure:** - January 28, 2020

The Ministry of Transportation and Infrastructure has no objection in principle to the Zoning Amendment Bylaw No. 5256 package received on January 27/20. Please note that the Ministry currently has a proposed subdivision application for this subject property that is being reviewed under MoTI File #2020-00133 and approval of the rezoning does not constitute subdivision approval. Anything other than a residential driveway requires a permit application to the Ministry.

**Advisory Planning Commission:** February 6, 2020

See attached.

**Ministry of Environment:** - February 24, 2020

District Lot 11491, Cariboo District, has approximately 430m of foreshore along the Quesnel River.

Known salmon and kokanee spawning habitat is present in the Quesnel Lake outlet adjacent to and downstream from District Lot 11491. The CRD foreshore management policy should be applied to the proposed sub divided lots, including the 15m riparian buffer. The maintenance of intact riparian habitat in the immediate vicinity of salmonid spawning habitat is critical to prevent sediment release that can adversely impact incubating salmonid eggs and alevin. The highly sensitive fish habitat in the area should be taken into account if any variances from the requirements under the Shoreland Management policy be sought.

#### SECTION 4: Board Action

Date of Meeting: May 8, 2020

That Central Cariboo Area Rural Land Use Amendment Bylaw No, 5256, 2020 be read a first and second time this 8<sup>th</sup> day of May, 2020. Further, that adoption be subject to the following:

The applicants offering to enter into and entering into a covenant to ensure compliance with the CRD Shoreland Management Policy with respect to sewerage disposal and riparian protection.

Further, that the cost of registration of the Shoreland Management Policy covenant be borne by the applicants.

Date of Meeting: October 23, 2020

That Central Cariboo Area Rural Land Use Amendment Bylaw No. 5256, 2020 be amended as follows:

Deleting the following text from section 2(i):

8.10.3.1 Special Exception RL 2-1 Zone (3360-20/20190064)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RL 2-1:  
i. Lot Area (minimum) = 0.9 hectare (2.22 acres)

All other provisions of the RL 2 zone shall apply.

8.10.3.2 Special Exception RL 2-2 Zone (3360-20/20190064)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RL 2-2:  
i. Lot Area (minimum) = 1.0 hectare (2.47 acres)

All other provisions of the RL 2 zone shall apply.

Deleting section 2(ii) and replacing with:

ii) rezoning District Lot 11491, Cariboo District, from Rural 1 (RR 1) zone to Rural 1 (RR 1), Rural 2 (RR 2), Special Exception Rural 3-6 (RR 3-6), and Lakeshore Residential 2 (RL 2) zones, as shown on attached Schedule "A";

Further, that Schedule "A" be amended to replace the areas proposed for Special Exception Lakeshore Residential 2 (RL 2-1 and RL 2-2) zones to Lakeshore Residential 2 (RL 2) zone.

Further, that Central Cariboo Area Rural Land Use Amendment Bylaw No. 5256, 2020, be read a third time, as amended, this 23<sup>rd</sup> day of October, 2020.

## **ATTACHMENTS**

Appendix A: Bylaw No. 5256

Appendix B: General Map

Appendix C: Specific Map

Appendix D: Orthographic Map

Other: Applicant's supporting documentation  
Interior Health Comments  
Advisory Planning Commission comments  
Results of public hearing



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5256

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3503, being the "Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Rural Land Use bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, hereby enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "Central Cariboo Area Rural Land Use Amendment Bylaw No. 5256, 2020".

2. AMENDMENT

Bylaw No. 3503 of the Cariboo Regional District is amended by:

i) Including the following section into Schedule "A" as follows:

8.13.3.6 Special Exception RR 3-6 Zone (3360-20/20190064)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned RR 3-6:

i) Lot Area (minimum) = 1.0 hectare (2.47 acres)

All other provisions of the RR 3 zone shall apply.

- ii) rezoning District Lot 11491, Cariboo District, from Rural 1 (RR 1) zone to Rural 1 (RR 1), Rural 2 (RR 2), Special Exception RR 3-6, Lakeshore Residential 2 (RL 2) zones, as shown on attached Schedule "A"; and
- iii) amending Schedules "C" and "D" accordingly.

READ A FIRST TIME THIS 8<sup>th</sup> DAY OF May, 2020.

READ A SECOND TIME THIS 8<sup>th</sup> DAY OF May, 2020.

A PUBLIC HEARING WAS HELD ON THE 5<sup>th</sup> DAY OF August, 2020.

READ A THIRD TIME THIS 23<sup>rd</sup> DAY OF October, 2020.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

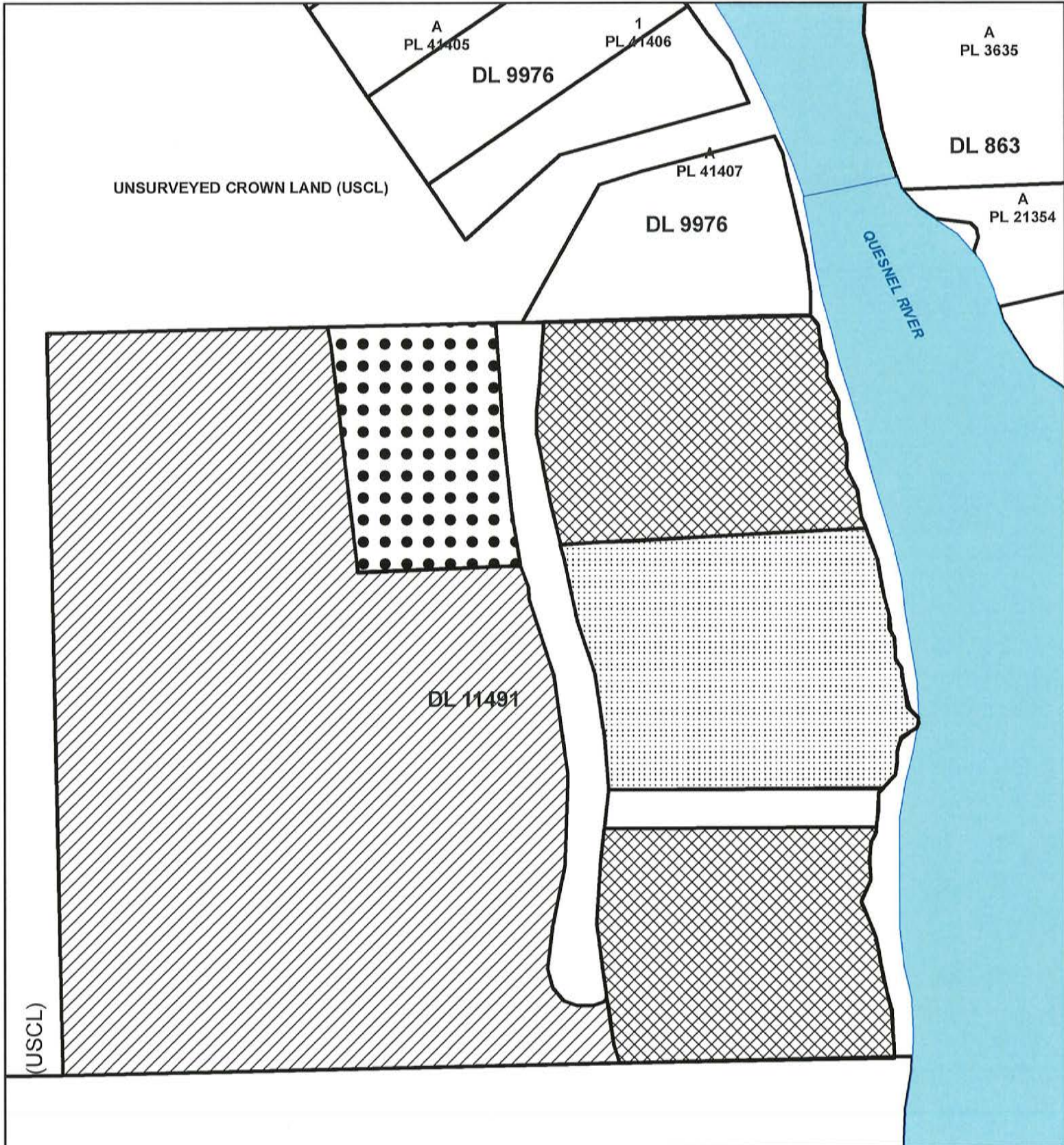
\_\_\_\_\_  
Chair

\_\_\_\_\_  
Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5256 cited as the "Central Cariboo Area Rural Land Use Amendment Bylaw No. 5256, 2020", as adopted by the Cariboo Regional District Board on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.





\_\_\_\_\_  
Manager of Corporate Services





**SCHEDULE MAP A**



-  PROPOSED RURAL1 (RR 1) ZONE
-  PROPOSED RURAL 2 (RR 2) ZONE
-  PROPOSED SPECIAL EXCEPTION RR 3-6 ZONE
-  PROPOSED LAKESHORE RESIDENTIAL 2 (RL 2) ZONE



0 25 50 m

MEASUREMENTS ARE METRIC 219064

(USCL)

UNSURVEYED CROWN LAND (USCL)

A PL 41405 1 PL 41406  
DL 9976

A PL 3635  
DL 863

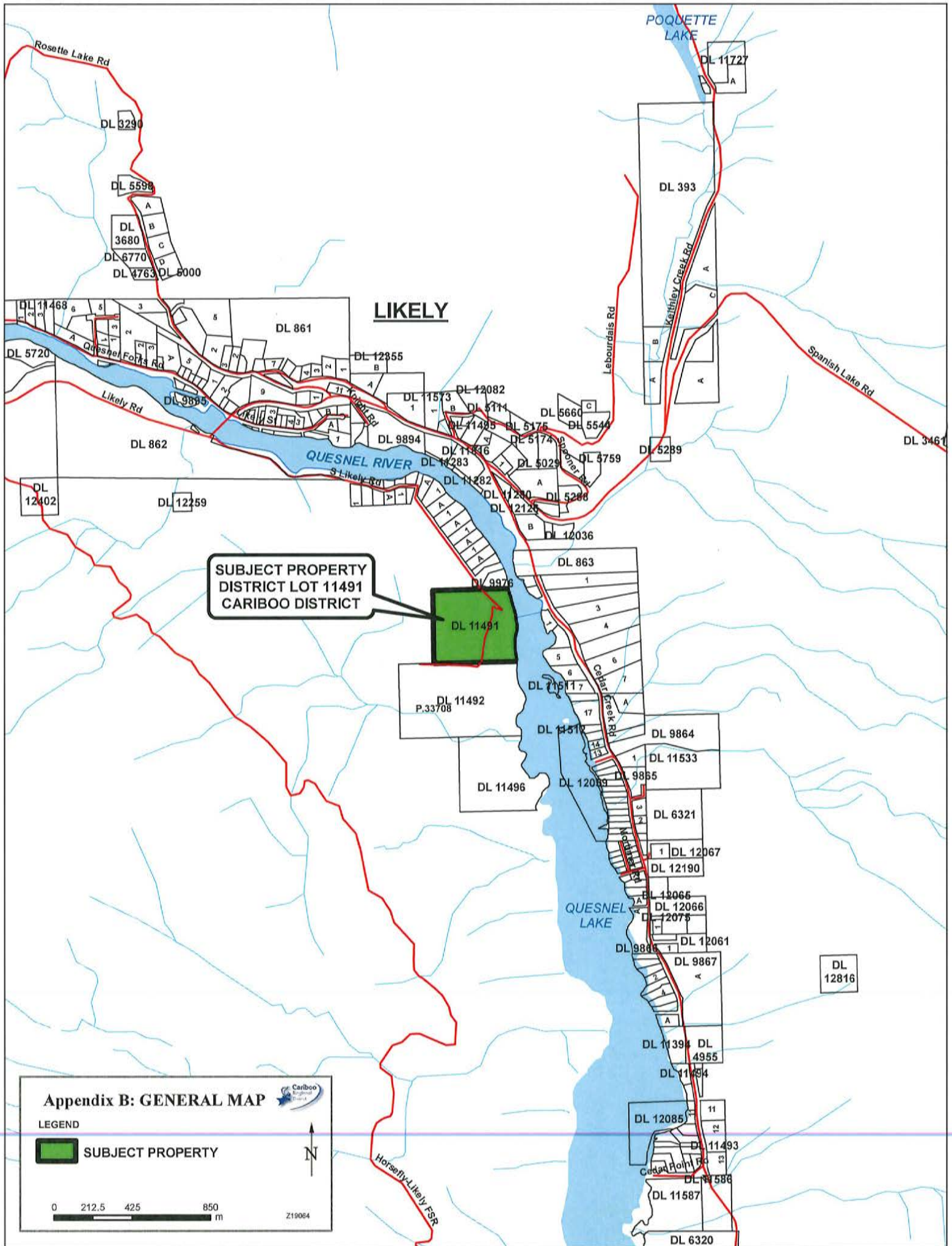
A PL 41407  
DL 9976

A PL 21354

QUESNEL RIVER

DL 11491

DL 11492



**LIKELY**

**SUBJECT PROPERTY  
DISTRICT LOT 11491  
CARIBOO DISTRICT**

**Appendix B: GENERAL MAP**

Cariboo Regional District

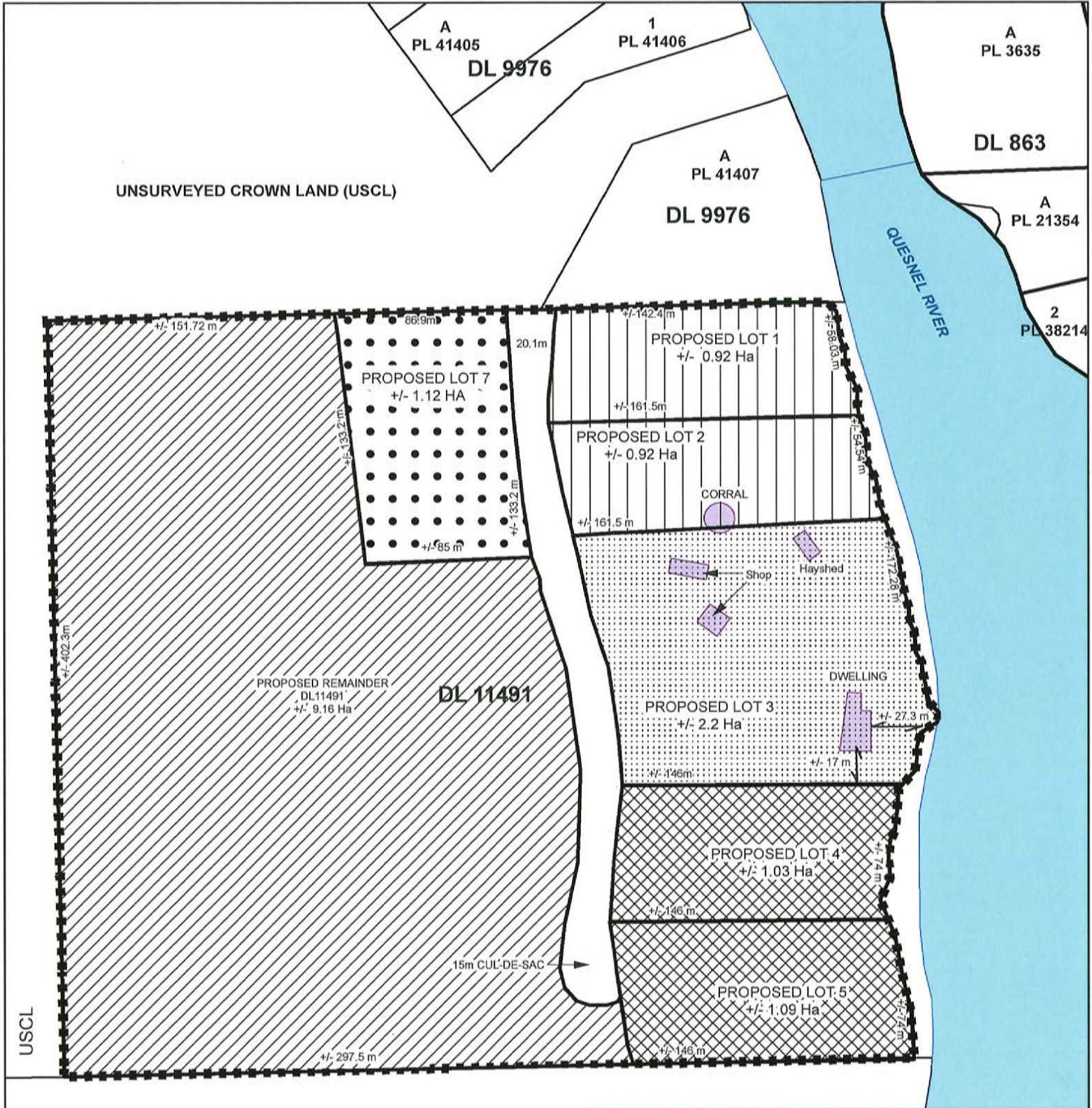
LEGEND

SUBJECT PROPERTY

N

0 212.5 425 850 m

Z19064

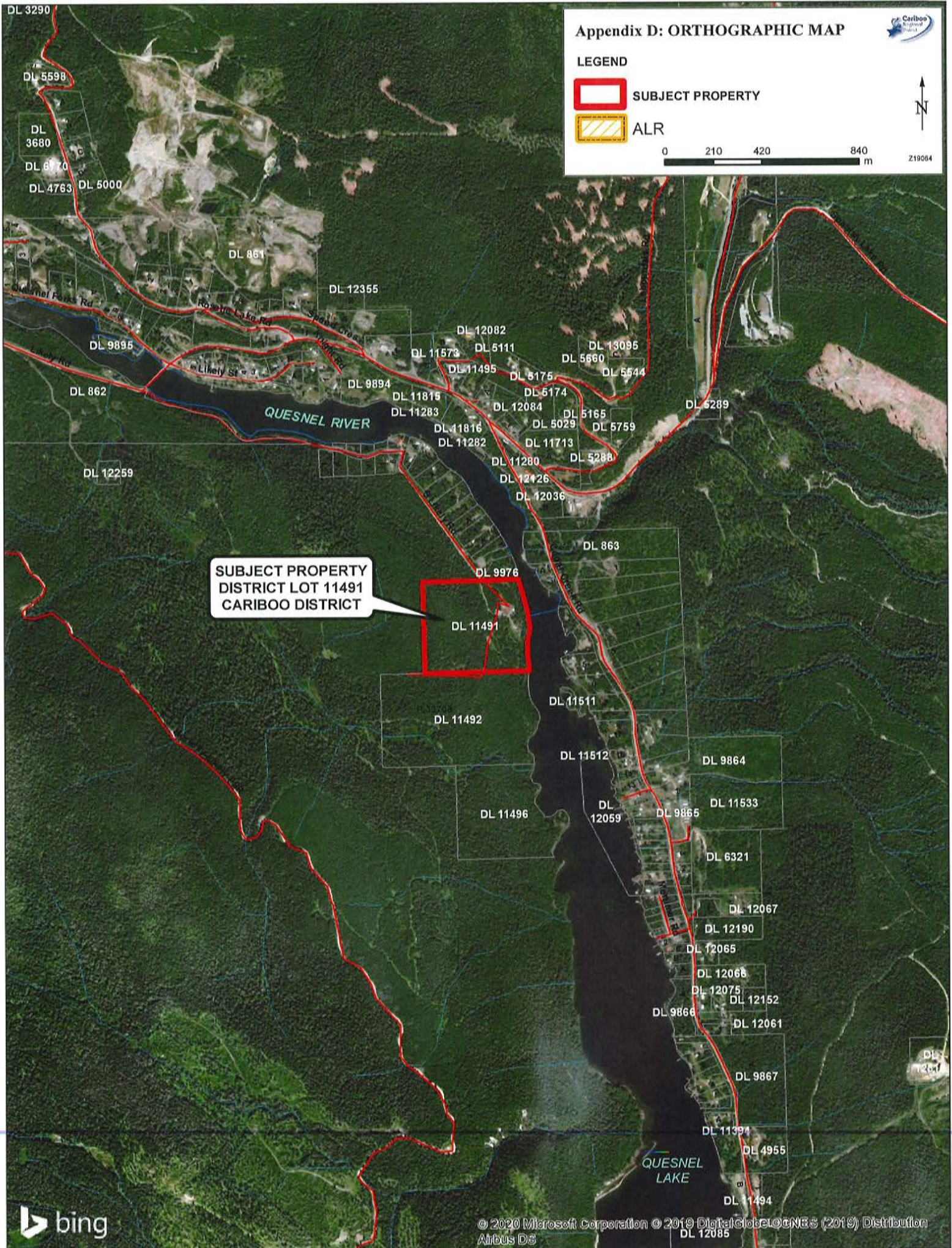


### Appendix C: SPECIFIC MAP

- Subject Property
- PROPOSED RURAL1 (RR 1) ZONE
- PROPOSED RURAL 2 (RR 2) ZONE
- PROPOSED SPECIAL EXCEPTION RURAL 3 (RR 3-6) ZONE
- PROPOSED SPECIAL EXCEPTION LAKESHORE RESIDENTIAL 2 (RL 2-2) ZONE
- PROPOSED SPECIAL EXCEPTION LAKESHORE RESIDENTIAL 2 (RL 2-1) ZONE

MEASUREMENTS ARE METRIC Z19064

DL 11492



Describe the existing use of the subject property and all buildings: Lake shore home  
with supporting outbuildings 2 shops and  
1 hayshed

Describe the proposed use of the subject property and all buildings: 5 Lakefront Lots  
Existing buildings to remain with reduced acreage.  
2.307 AC to be RR3

Describe the reasons in support for the application: Lakefront lots are in short  
supply and have been requested by the public

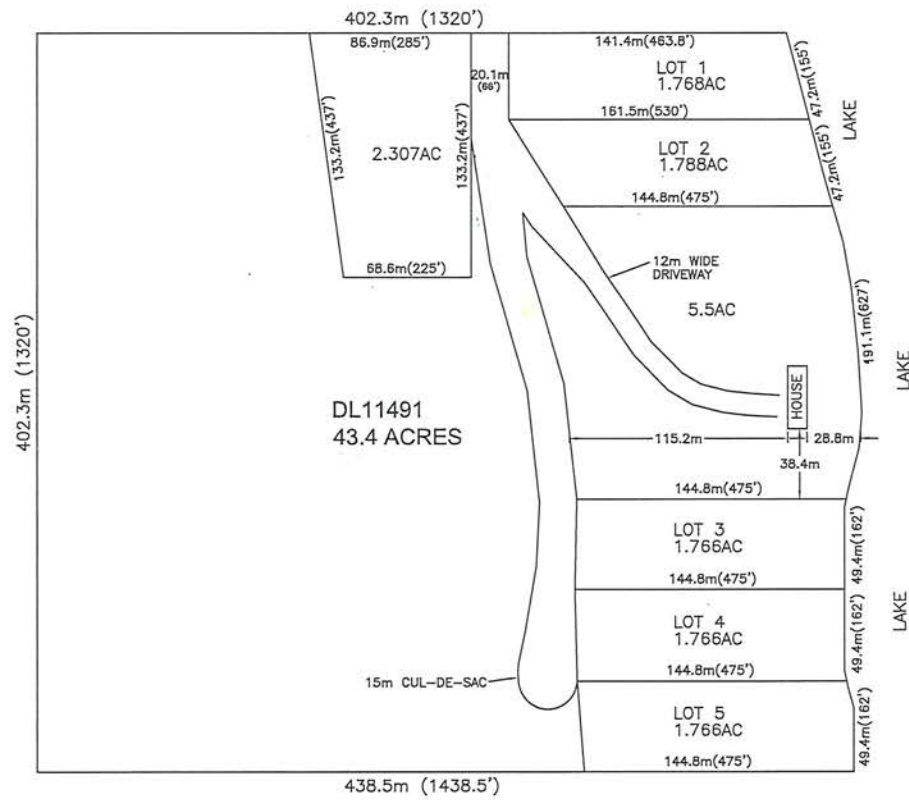
Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.): Lots 1 & 2 -  
mix of forage land and forest, Lot 3-5 treed, Lot 6 -  
logged (2.307 AC)

Provide general geographical information (i.e. existing lakes, streams, physical features etc.): \_\_\_\_\_  
Lots 1-5 Front onto Quesnel Lake  
Lot 6 is basically flat with some slope at rear of property.

Services Currently Existing or Readily Available to the Property (check applicable area)  
 \* Readily Available means existing services can be easily extended to the subject property.

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Lake front lots have water available from lake.  
There is an easement for a waterline to Lot 6  
from the lake.

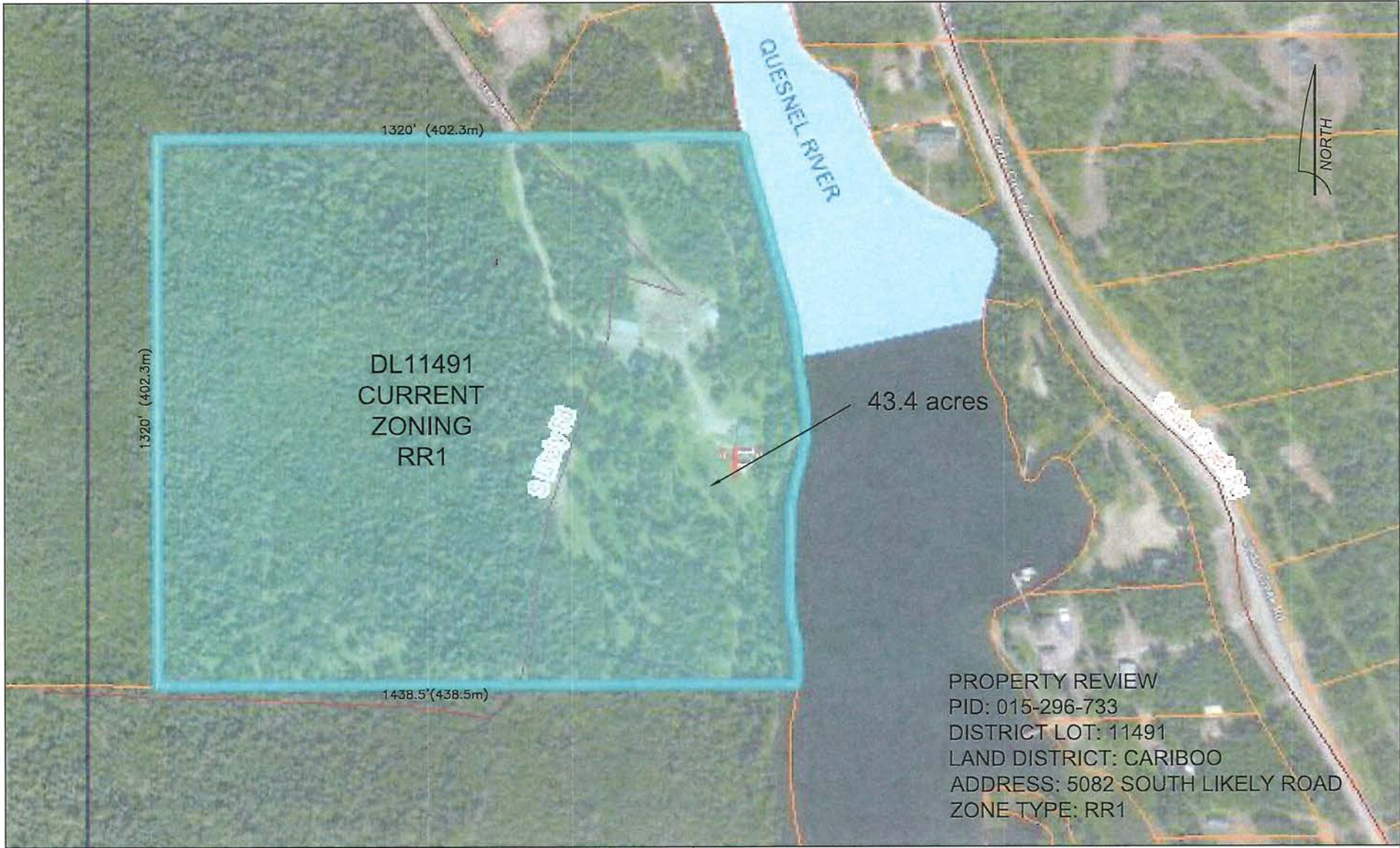


ADJACENT PROPERTY  
DL11492

prepared by: SKETCH PROJECTS	plotting date: 11 Dec 2019	scale: 1:2500
prepared for: CR	drawn by: LD	sheet no: 2 of 3

CARIBOO REGIONAL DISTRICT LOT 11491  
PROPOSED LOT LAYOUT

CAD file name  
DL11491.DWG



DL11491  
CURRENT  
ZONING  
RR1

43.4 acres

PROPERTY REVIEW  
PID: 015-296-733  
DISTRICT LOT: 11491  
LAND DISTRICT: CARIBOO  
ADDRESS: 5082 SOUTH LIKELY ROAD  
ZONE TYPE: RR1

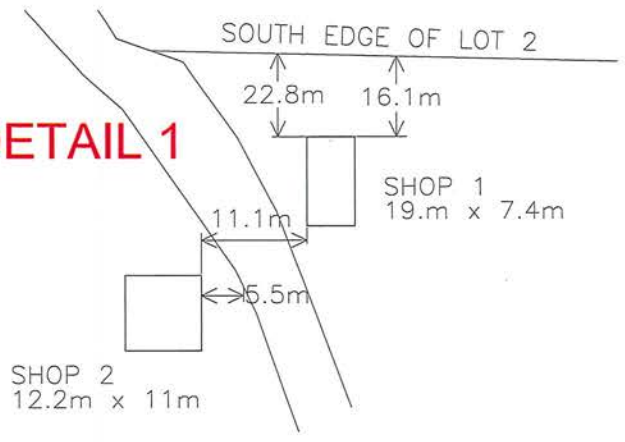
prepared by: SKETCH PROJECTS	plotting date: 6 Dec 2019	scale: 1:2500
prepared for: CR	drawn by: LD	sheet no: 1 of 3

CARIBOO REGIONAL DISTRICT LOT 11491  
PROPOSED LOT LAYOUT

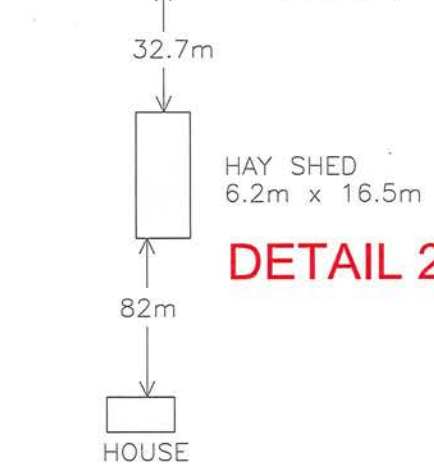
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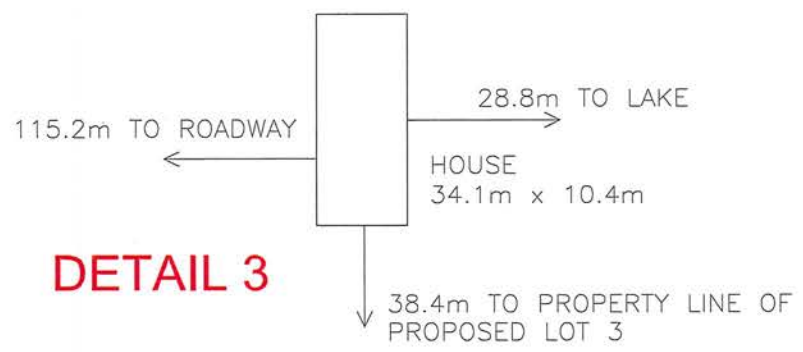
### DETAIL 1



### DETAIL 2



### DETAIL 3



prepared by: SKETCH PROJECTS	plotting date: 6 Dec 2019	scale: NTS
prepared for: CR	drawn by: LD	sheet no: 3 of 3

CARIBOO REGIONAL DISTRICT LOT 11491  
DISTANCES

CAD file name: DL11491.DWG



## RESPONSE SUMMARY

- |  |   |
|--|---|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below           | <input type="checkbox"/> Interests Unaffected by Bylaw                          |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Outlined Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

The proposal is to subdivide a Rural 1 property into five Lakeshore properties, a Rural 3 agricultural parcel, a Rural 2 acreage with existing dwelling and a Rural 1 property.

Interior Health- Healthy Communities appreciates the opportunity to provide a health perspective and comment on the referral. The [Sewerage / Subdivision Best Practice Guideline BC Ministry of Municipal Affairs and Housing](#) provides guidance based on supporting documentation which is intended to protect human health, the environment and groundwater quality. The best practice guideline recommends that parcels serviced with onsite sewerage systems and private drinking water supplies should be a minimum of one hectare in size to ensure the long-term sustainability.

“One hectare is a widely accepted minimum parcel size that is considered to result in minimal risk to public and environmental health provided that it has been demonstrated via the initial site assessment that the site is not hydrogeologically sensitive. It has been accepted by approving authorities that attenuation processes within a one hectare lot will be sufficient to reduce nitrate-nitrogen to acceptable concentration in groundwater below adjacent parcels.” (pg.11)

Healthy Community Development would recommend subdivision within planned growth areas therefore encouraging healthy lifestyles for residents. Residential growth in this area could pose barriers for individuals to be able to carry out their daily activities.

If you have any questions, please contact me at 250-851-7347

Signed By:  Title: Environmental Health Officer

Date: February 7, 2020 Agency: Interior Health Authority

FEB 07 2020

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'F' advisory planning commission held on February 6, 2020 in the Big Lake Hall , located at Big Lake, BC, commencing at 7 PM.

PRESENT: Chair Doug Watt
Members Ross McCoubrey, Jack Darney, Bee Hooker

Recording Secretary Doug Watt

Owners/Agent, or
[ ] Contacted but declined to attend Craig Ritson

ABSENT: Cuyler Huffman, John Hoyrup

ALSO PRESENT: Electoral Area Director No
Staff support (if present) No

Agenda Items

REZONING APPLICATION – 3360-20/20190064 (District Lot 11491, Cariboo District)

Doug Watt /Ross McCoubry : "THAT the application to rezone property at 5082 S. LIKELY ROAD, be supported/rejected for the following reasons:

- i) DEVELOPMENT OF GOOD QUALITY ACCESSIBLE LOTS ON QUESNEL LAKE IS GOOD FOR THE OOMMUNITY.
ii) ACCESS AND PLANNED DEVELOPMENT OF SERVICES APPEAR TO BE ADEQUATE.

For: 4 Against: 0

CARRIED/DEFEATED

Termination

Bee Hooker / Jack Darney : That the meeting terminate.

CARRIED

Time: 7:50 PM

[Signature]
Recording Secretary

[Signature]
Chair

## RESULTS OF PUBLIC HEARING

File No: 3360-20/201900064

Date: August 5, 2020

Location: Via Teleconference

Re: **CENTRAL CARIBOO AREA RURAL LAND USE AMENDMENT BYLAW NO. 5256, 2020**

### Persons Present:

- Director: Maureen LeBourdais
  - Owner(s): Craig Ritson
  - Agent: N/A
  - Public: See attached list
  - Staff: Nigel Whitehead, Manager of Planning Services; Shivani Sajwan, Planning Officer
  - No public in attendance** (excluding owner/agent)
- 

- Waited ten (10) minutes and then called the meeting adjourned.**
- Roll call conducted by Planning Staff.
- Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out by the Chair/Area Director/Alternate. The hearing was called to order at \_\_7:01 pm\_\_.
- The Chair read out public comments received within the last 48 hours.  No comments received.
- The Chair read out the following letters received from the public: (attached)(add additional sheet if required)  
 No comments received.  
1) Date: August 4, 2020 Name: L. & S. Bingham  
2) Date: Name:
- The following verbal comments and questions were received: (add additional sheet if required)

Mr. Ritson outlined his reasons in support for the proposal.

Director LeBourdais read out Mr. Bingham's letter.

In response to Mr. Bingham's letter, Mr. Ritson explained his understanding of historic mining activities which contributed to a change in water flow and contributed to bank erosion.

N. Whitehead explained that the mapping information showing the boundaries of lakes vs. rivers is based on information supplied by the Ministry of Environment; it is not attributed to taxation or other BC Assessment process.

Mr. Bingham not concerned about proposed lots 4 and 5. Questions whether Mr. Ritson will remain on proposed lot 3. Concerned about river setbacks on proposed lots 1 and 2.

Mr. Ritson outlined the riparian protection requirements of various agencies, including a 30 m. setback from watercourse.

Mr. Bingham satisfied if a 30 m. setback, concern was with 15 m. setback.

Mr. Ritson plans to stay on property for foreseeable future.

Ms. MacLean asked about the notification process of the hearing. She only heard of it in the afternoon.

Mr. Whitehead outlined the notification procedures of the CRD.

- Attendees were asked three times for further comments and/or questions.
- The Chair called the meeting adjourned at 7:21 pm.

I certify this is a fair and accurate report on the results of the public hearing.

A handwritten signature in cursive script, appearing to read "Michael S.", written over a horizontal line.

Signature of Chair

## Shivani Sajwan

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**From:** Bingham3 <bingham3@telus.net>  
**Sent:** August 3, 2020 8:33 AM  
**To:** CRD Planning  
**Subject:** Quesnel river lots near Likely.

We own a residence across the Quesnel river from the five proposed lots. We have become very familiar with how unique this area is over the past several decades. We have watched the severe decline in Cadis and Stone Flies due to elevated copper in the river which is having an effect on fish populations. The diminishing Chinook runs are getting worse to the point where some years there are none. The pressure is also on the other five species that spawn in the narrows. If the properties down stream are any indication of what to expect there will be slope and erosion issues. We can't lose sight that this is a river with steep banks and sandstone cliffs that become unstable when the cutting and clearing starts. In May, June and July it becomes a fast moving river. Also it should be known that this is called lake front only because the taxes are higher than if it was called river front which we all know it is. In the information package it outlined the importance of riparian zones. The package also stated that the river would be the water source for the five lots. Does this mean that we can expect cut lines and excavations for water lines to the river. Maybe the fifteen metre riparian zone should revert back to crown land to insure no disruption. I was told by a friend who is a Mining engineer that what happened at Mt. Polley was criminal negligence and they got away with it. So I wouldn't expect much enforcement would take place once the trees start coming down. Unless stricter controls are put in place we can not support this application. Larry and Suzanne Bingham, 6229 Cedar Creek rd., Likely.  
Sent from [Mail](#) for Windows 10

**Public Hearing Attendance**

**Date of Public Hearing: Aug 5, 2020**

**Application:** 5082 S. Likely Road (3360-20-20190064)

Name	Address
Larry Bingham	6229 Cedar Creek Road
Christine McLean	4703 Tiannia Road
Sandra Wagner	1430 11 <sup>th</sup> Avenue North